



Pambula Beach, NSW

56 Culgoa Crescent

5
BED

3
BATH

3
CAR



Pambula Beach grandeur + approved dual occupancy unit

Main house-Level 1-4bed/2bath/2car

Self-contained unit-Street level-1bed/1bath/1car

Custom designed to deliver the ultimate in classic coastal sophistication, the grand proportions of this quality approved dual-occupancy property offer a luxurious seaside lifestyle. Impressive bespoke features are enjoyed throughout the home, from the soaring vaulted ceilings radiating light throughout, to the castle-like staircase winding down to a fully self-contained apartment with income potential. A level stroll to the café and beach, call 56 Culgoa Crescent home just in time for summer!

- Ocean glimpses from the spacious bay-front deck—entertain alfresco and enjoy winter sun & sea breezes
- A palatial 56 squares with split-level lounge as the hub of the home. Stay comfortable with ducted reverse cycle air conditioning
- Master suite with walk-in-robe and glamorous ensuite featuring underfloor heating. Three additional bedrooms on main level
- Two living areas plus downstairs rumpus room with separate office
- Large automatic double garage with workshop space and internal access
- Ramp access, and an easy-care enclosed backyard featuring deluxe spa
- Solar power back into the grid—beat those power bills!

Self-contained unit:

Complete downstairs living—stylish self-contained one-bedroom unit offering kitchen/living, bathroom, laundry, private street-level access, separate carport and showing great rental returns.

Just 650 metres to the sand and surf, this sought-after Pambula Beach location affords you pristine beaches at your doorstep, along with the K-12 school an easy 250 metres up the road. Grab a coffee or some fresh fish'n'chips from your local café/minimart, and when it comes time to head

\$995,000

Contact: Stephen Torr
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Type: House

Land: 639m2

<https://www.sapphireblue.com.au>



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Plan is not to scale.
Measurements are approximate
and should be used as a guide only.

Plans shown are only indicative of layout. Dimensions are approximate.

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